

Ayesha Saleem

To: Joe Robertson
Subject: RE: 108 Lower Wellhouse Road

From: Joe Robertson
Sent: 14 December 2016 14:08
To: Ayesha Saleem
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Hi

As discussed, I can not support the glass wall element of the proposal, the whole purpose of this feature would be for sun light. The adjacent protected tree would cause significant shade for this glass wall, potentially leading to future applications to fell or excessively prune it, something we would struggle to resist if we had given planning permission for the proposal as it stands. That said I would be happy to support a standard type extension with walls and windows, something that is not designed as a sun room etc.

If planning permission is granted we would need to see the following conditions:

Notwithstanding the submitted plans and information, an Arboricultural Method Statement, in accordance with British BS 5837, shall be submitted and approved in writing by the Local Planning Authority before development commences. The method statement shall include details on how the construction work will be undertaken with minimal damage to the adjacent protected trees and their roots. Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.

Reason: So as to protect to viability of the protected mature trees within close proximity to the application site and to accord with Policy NE9 of the Unitary Development Plan.

Details of any additional tree works required during the construction process, that is not identified within the submitted information, shall be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out. The works shall thereafter be carried out in complete accordance with the approved details.

Reason: To protect trees in the interests of visual amenity and to accord with the requirements of Policy NE9 of the Unitary Development Plan.

Thanks

Joe

Joe Robertson
(Tree Officer)

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